

**Holmleigh Hotel
13 Withnell Road
Blackpool**

REF: OHL608M

- * 10 Bedroom Licensed Hotel – All En-Suite**
- * South Shore, Blackpool**
- * In Lovely Order Throughout**
- * Close to Promenade & Entertainments**
- * Substantial Semi-Detached 3 Storey Property**
- * 1 Bedroom Private Accommodation**
- * Car Parking for 6 Motor Vehicles**
- * Priced to Lease**
- * Viewing Highly Recommended**



DESCRIPTION: Kenricks are pleased to offer this 10 Bedroom Licensed Hotel for Lease.

This substantial 3 storey semi-detached period property is situated in the desirable trading location of Withnell Road in South Shore Blackpool, being close to the Promenade, Pleasure Beach and entertainments.

The hotel has been maintained to a high standard throughout and benefits from having car parking for up to 6 motor vehicles, plus 2 Permits for on Street Parking.

Viewing highly recommended.

Ground Floor

Main Entrance leading to:

Impressive Hallway with wood effect flooring.

Open plan Bar Lounge with fitted bar and upholstered seating.

Gorgeous period Dining Room with high ceiling and parquet flooring.

Kitchen with non-slip flooring and a range of catering equipment to cater for all guests.

Office.

Toilet.

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Lower Ground Floor
Private Accommodation

Lounge.

Master Bedroom.

Bathroom comprising 4-piece suite with bath, shower, toilet and wash basin.

Storeroom.

First Floor

1 Family Bedroom - En-suite.

2 Double Bedrooms - all En-suite.

2 Single Bedrooms - En-suite.

Storeroom.

Second Floor

1 Family Bedroom - En-suite.

3 Double Bedrooms – all En-suite.

1 Twin Bedroom - En-suite.

EXTERIOR: Small Seating Area to the front of the property for guests. Shared driveway to the side of the property.
Car Park to the rear providing Car Parking for 6 motor vehicles, plus 2 Permits for on Street Parking.

AGENTS NOTES: The property has Central Heating and Double Glazing.
Bedrooms have room refreshments and TV's. CCTV Installed.

TENURE: Leasehold. A new flexible FRI lease will be offered at a rent of £20,000 p.a.

PRICE: No Ingoing - Deposit of £7,500 plus 3 months' rent in advance plus Landlord's legal fees.

VIEWING: By appointment through Kenricks 01253 420420.



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